

ORDINANCE NO. 28,131

AN ORDINANCE AMENDING CHAPTER 59, SECTION 5150, OF THE OKLAHOMA CITY MUNICIPAL CODE, 2020, TO ESTABLISH A SPECIAL PERMIT OPERATE USE UNIT 8250.15 MODERATE IMPACT INSTITUTIONAL (TRUCK DRIVING SCHOOL) IN THE I-2 MODERATE INDUSTRIAL AND SYT STOCKYARDS TRANSITIONAL DEVELOPMENT OVERLAY DISTRICTS ~~AND DECLARING AN EMERGENCY~~. *AKS*

EMERGENCY ORDINANCE

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF OKLAHOMA CITY:

SECTION 1. That Chapter 59, Section 5150, of the Oklahoma City Municipal Code, 2020, be amended to establish a Special Permit to allow Use Unit 8250.15 Moderate Impact Institutional (Truck Driving School) in the I-2 Moderate Industrial and SYT Stockyards Transitional Development Overlay Districts, as shown upon the District Map to include therein the following described property:

All of Lots 1 thru 10 and Lots 13 thru 32 in Block 101 of FOURTH STOCKYARDS ADDITION to Oklahoma City, Oklahoma County, Oklahoma.

SECTION 2. Conditions. This Special Permit is adopted subject to and contingent upon the following conditions, to-wit:

1. The on-site parking or storage of Commercial Vehicles shall be limited to no more than eight (8) and shall be only those which are used for daily operations.
2. Parking is to be designated on the west side of the building along the north fenceline.
3. No vehicle commercial access on Youngs Boulevard.
4. Evergreen trees shall be planted on 25-foot centers along the east boundary.
5. Hours of operations: 7 days a week from 7:00 am to 5:00 pm.

SECTION 3. (EMERGENCY) WHEREAS, it being immediately necessary for the preservation of the peace, health, safety and public good of Oklahoma City and the inhabitants thereof that the provisions of this ordinance be put into full force and effect, an emergency is hereby declared to exist by reason whereof this ordinance shall take effect, and be in full force from and after its passage, as provided by law.

INTRODUCED AND READ in open meeting of the Council of The City of Oklahoma City, Oklahoma, on this 21st day of July, 2026.

PASSED by the Council and **SIGNED** by the Mayor of The City of Oklahoma City, Oklahoma, this 18TH day of AUGUST, 2026.

ATTEST:

Amy K Simpson
CITY CLERK



David Holt
MAYOR

REVIEWED for form and legality.

Wendoo Kellner
ASSISTANT MUNICIPAL COUNSELOR



MEMORANDUM

Council Agenda
Item No. XI. J
8/18/2026

The City of OKLAHOMA CITY

TO: Mayor and City Council

FROM: Craig Freeman, City Manager

Ordinance on final hearing (emergency) recommended for approval (five affirmative votes required for approval) (SP-615) establishing a Special Permit to operate Use Unit 8250.15 Moderate Impact Institutional (Truck Driving School) in the I-2 Moderate Industrial and SYT Stockyards Transitional Development Overlay Districts, 918 South Agnew Avenue. Ward 6.
Planning Commission recommended approval subject to the Summary of Technical Evaluation.

Applicant:

Adam Taylor, Superior Truck Driving Adacemy, LLC
Mac's Investmetns, LLC

Purpose:

The purpose of this request is to allow a Truck Driving school.

Background:

On June 25, 2026, the Planning Commission recommended approval of the application subject to the amended Summary of Technical Evaluation contained in the Planning Commission staff report, as follows. The applicant has agreed with the conditions.

Amended Technical Evaluation:

1. The on-site parking or storage of Commercial Vehicles shall be limited to no more than ~~five~~ eight (8) and shall be only those which are used for daily operations.
2. Parking is to be designated on the west side of the building along the north fenceline.
3. No vehicle commercial access on Youngs Boulevard.
4. Evergreen trees shall be planted on 25-foot centers along the east boundary.
5. Hours of operations: 7 days a week from 7:00 am to 5:00 pm.

Protests:

None

Previous Action:

The Ordinance was introduced July 21, 2026, and set for final hearing August 18, 2026. Appropriate notice was published and mailed.

Review:

Planning Department

Recommendation: Ordinance be adopted.



The City of Oklahoma City
Planning Department, Subdivision and Zoning
 420 West Main Street, Suite 910, Oklahoma City, Oklahoma, 73102
 Phone: (405) 297-2623 – Web: <https://www.okc.gov>

APPLICATION FOR SPECIAL PERMIT

Case No.: SP	615
File Date:	5-12-26
Ward No.:	6
Nbhd. Assoc.:	Stockyard City Main St, Stockyards na
School District:	OKC
Extg Zoning:	I-2
Overlay:	SYT

Project Name

918 S Agnew

Address / Location of Property

Truck Driving School

Proposed Use

Class A
 Provide Training for students obtaining CDL License

Purpose Statement (provide attachment if necessary)

REQUIREMENTS FOR SUBMITTAL:

- ☐ 1.) One (1) Typed Legal Description of Proposed Special Permit area in MS Word file (.doc or .docx) format.
- ☐ 2.) One (1) copy of Recorded Deed(s), with Exhibit(s), listing current Property Owner in .pdf format.
- ☐ 3.) One (1) copy of Letter of Authorization from Property Owner listing Designated Representative if Applicant is not the Property Owner of record.
- ☐ 4.) One (1) copy of Property Owners Report listing all property owners who own property within a 300-foot buffer (600-foot for drinking establishments) area of the property to be considered. The list **MUST** include the mailing address and the legal description of their property and **MUST** be current to within 30 days of the date of submittal of the application. A minimum of 10 separate individual property owners is required. If there are less than 10 individual owners within the 300-foot (or 600-foot) buffer, the radius must be extended by increments of 100 feet until the list contains no less than 10 owners. Provide One (1) PDF (.pdf) file version, AND one (1) MS Excel (.xls or .xlsx) file version.
- ☐ 5.) One (1) Signed and Notarized copy of "Affirmation" that the Property Owners Report listings are true and correct unless the list is prepared by a Certified Abstractor or County official.
- ☐ 6.) Maps, Site Plan and, or Survey Exhibits must be Letter size (8.5" x 11"), 600dpi minimum resolution, and in a .pdf file format. Photographic file formats of drawings, maps, or other documents will not be accepted.
- ☐ 7.) Supporting documents as required by Chapter 59, Article IX, Section 9350, Standards for Specific Uses in a .pdf file format.
- ☐ 8.) A filing fee of \$2700.00 must be remitted within One (1) business day of submittal confirmation. (Online payment available / preferred.) (Make checks payable to "City Treasurer")

Property Owner Information (if other than Applicant):

Mac's Investments, LLC (Ryan Johnston)

Name

6608 N Western #522

Mailing Address

OKC, OK 73116

City, State, Zip Code

405.816.4635

Phone

ryan@ryanjohnston.com

Email

Adam Taylor
 Signature of Applicant

Adam Taylor
 Applicant's Name (please print)

940 S Agnew Ave
 Applicant's Mailing Address

OKC, OK 73108
 City, State, Zip Code

405-380-2550
 Phone

adam@superiortdg.com
 Email

Submit your Application by Email to Subdivisionandzoning@OKC.gov
 Compressed files (.zip, etc.) or links to FileShare services (Dropbox, etc.) can not be accepted for security purposes.

When recorded return to: Mac's Investment, LLC
P.O. Box 82337
Oklahoma City, OK 73148

Doc # 2009112346
Bk 11178
Pg 1454-1454
DATE 08/21/09 08:36:41
Filing Fee \$13.00
Documentary Tax \$0.00
State of Oklahoma
County of Oklahoma
Deedhome County Clerk
Carolynn Caudill

COUNTY TREASURER'S CERTIFICATE TAX DEED

WHEREAS, Mac's Investment, LLC, on the 19 day of August, 2009, produced to the undersigned Forrest "Butch" Freeman, treasurer of the County of Oklahoma, in the State of Oklahoma, a certificate of purchase in writing bearing the date of the 2nd day of October, 2006 signed by Forrest "Butch" Freeman, who at the last mentioned date was Treasurer of said County, from which it appears that Mac's Investment, LLC did on the 2nd day of October, 2006 purchase at public auction at the office of the County Treasurer in the Court House in said County, the tract, parcel or lot of land lastly in this indenture described, and which tract, parcel or lot was sold to Mac's Investment, LLC for the sum of 176.23, being the amount due on the following tract or lot of land, returning delinquent for non-payment of taxes, costs and charges for the year 2005, to-wit:

Certificate # 04049-06

Legal Description: Lots 27 & 28, Block 101, Stockyards Fourth Addition,

Oklahoma County, Oklahoma, according to the recorded plat thereof.

Tax Deed # 26 138 Account # 10-314-0750

and it appearing that the said Mac's Investment, LLC is the legal owner of said certificate of purchase, and the time fixed by law for redeeming the land therein described having now expired and the same not having been redeemed as provided by law and the said Mac's Investment, LLC having demanded a deed for the tract of land mentioned in said certificate, for the amount due thereon for taxes, costs, and charges, as above specified, and it appearing that said lands were legally liable for taxation and had been duly assessed and properly charged on the tax book or duplicate for the year 2005, and that said lands had been legally advertised for sale for said taxes and were sold on the 2nd day of October, 2006

Now, therefore, this indenture, made this 19 day of August, 2009, between the State of Oklahoma, by Forrest "Butch" Freeman, the Treasurer of said County, of the first part and the said

Mac's Investment, LLC, of the second part.

WITNESSETH, that the said party of the first part, for and in consideration of the premises and the sum of One Dollar in hand paid, hath granted, bargained and sold, and by these presents doth grant, bargain, sell and convey to the party of the second part, his/her/their heirs and assigns forever, the tract or parcel of land mentioned in said certificate and described as follows, to-wit:

Certificate # 04049-06

Legal Description: Lots 27 & 28, Block 101, Stockyards Forth Addition,

Oklahoma County, Oklahoma, according to the recorded plat thereof.

Tax Deed # 26 138 Account 10-314-0750

to have and to hold said mentioned tract or parcel of land with the appurtenances thereunto belonging, to the said party of the second part, his/her/their heirs and assigns forever, in as full and simple manner as the Treasurer of said County is empowered by law to sell the same.

In Testimony Whereof, the said Forrest "Butch" Freeman, Treasurer of said County of Oklahoma, has hereunto set his hand and seal on the day and year aforesaid.

ATTEST:

(SEAL)

By Forrest "Butch" Freeman State of Oklahoma
County Treasurer
of Oklahoma County

EXEMPTION DOCUMENTARY STAMP TAX O.S. TITLE 68, ARTICLE 32, SECTION 3202, PAR 5

ACKNOWLEDGEMENT

STATE OF OKLAHOMA, Oklahoma County, ss.

Before me, MELISSA BATTAGLIA, a Notary Public in and for said County and State on

this 19 day of August, 2009, personally appeared Forrest "Butch" Freeman to me known to be the County Treasurer of said County and the identical person who executed the within and foregoing instrument, and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposed therein set forth.

In Witness Whereof, I have hereunto set my hand and official seal the day and year last above written.



My Commission expires: 15 August 2010

Melissa Battaglia Notary Public
of Oklahoma County

INDIVIDUAL CERTIFICATE DEED

When recorded return to: Mac's Investment, LLC
P.O. Box 82337
Oklahoma City, OK 73148

COUNTY TREASURER'S CERTIFICATE TAX DEED

Doc # 2009112349
Bk 11178
Ps 1457-1457
DATE 08/21/09 08:40:32
Filing Fee \$13.00
Documentary Tax \$0.00
State of Oklahoma
County of Oklahoma
Oklahoma County Clerk
Carolynn Caudill

WHEREAS, Mac's Investment, LLC, on the 19 day of August,
produced to the undersigned Forrest "Butch" Freeman, treasurer of the County of Oklahoma, in the State of
Oklahoma, a certificate of purchase in writing bearing the date of the 2nd day of October, 2006
signed by Forrest "Butch" Freeman, who at the last mentioned date was Treasurer of said County, from which it appears that
Mac's Investment, LLC did on the 2nd day of October, 2006
purchase at public auction at the office of the County Treasurer in the Court House in said County, the tract, parcel or lot of land lastly in this indenture
described, and which tract, parcel or lot was sold to Mac's Investment, LLC for the sum of 71.10,
being the amount due on the following tract or lot of land, returning delinquent for non-payment of taxes, costs and charges for
for the year 2005, to-wit:

Certificate # 04050-06

Legal Description: Lot 029 Block 101, Stockyards North Addition,
Oklahoma County, Oklahoma, according to the recorded plat thereof.

Tax Deed # 26 142 Account # 10-314-0800

and it appearing that the said Mac's Investment, LLC is the legal owner of said certificate of purchase, and
the time fixed by law for redeeming the land therein described having now expired and the same not having been redeemed as provided
by law and the said Mac's Investment, LLC having demanded a deed for the tract of
land mentioned in said certificate, for the amount due thereon for taxes, costs, and charges, as above specified, and it appearing that said
lands were legally liable for taxation and had been duly assessed and properly charged on the tax book or duplicate for the year
2005, and that said lands had been legally advertised for sale for said taxes and were sold on the 2nd day of
October, 2006

Now, therefore, this indenture, made this 19 day of August, 20 09, between the State of Oklahoma,
by Forrest "Butch" Freeman, the Treasurer of said County, of the first part and the said
Mac's Investment, LLC, of the second part.

WITNESSETH, that the said party of the first part, for and in consideration of the premises and the sum of One Dollar in hand
paid, hath granted, bargained and sold, and by these presents doth grant, bargain, sell and convey to the party of the second part,
his heirs (heir) heirs and assigns forever, the tract or parcel of land mentioned in said certificate and described as follows, to-wit:

Certificate # 04050-06

Legal Description: Lot 029, Block 101, Stockyards North Addition,
Oklahoma County, Oklahoma, according to the recorded plat thereof.

Tax Deed # 26 142 Account # 10 314 0800

to have and to hold said mentioned tract or parcel of land with the appurtenances thereunto belonging, to the said party of the second
part, his heirs (heir) heirs and assigns forever, in as full and ample manner as the Treasurer of said County is empowered by law to
sell the same.

In Testimony Whereof, the said Forrest "Butch" Freeman, Treasurer of said County of Oklahoma,
has hereunto set his hand and seal on the day and year aforesaid.

ATTEST:

(SEAL)

State of Oklahoma
By Forrest "Butch" Freeman
County Treasurer
of Oklahoma County

EXEMPTION DOCUMENTARY STAMP TAX O.S. TITLE 68, ARTICLE 32, SECTION 3202, PAR 5

ACKNOWLEDGEMENT

STATE OF OKLAHOMA, Oklahoma County, ss.

Before me, MELISSA BATTAGLIA, a Notary Public in and for said County and State on
this 19 day of August, 20 09, personally appeared Forrest "Butch" Freeman
to me known to be the County Treasurer of said County and the identical person who executed the within and foregoing
instrument, and acknowledged to me that he executed the same as his free and voluntary act and deed for the
uses and purposed therein set forth.

In Witness Whereof, I have hereunto set my hand and official seal the day and year last above written.



Commission expires: 15 August 2010

of Oklahoma County

Notary Public

INDIVIDUAL CERTIFICATE DEED

When recorded return to: Mac's Investment, LLC
P.O. Box 82337
Oklahoma City, OK 73148

Doc # 2009112350
Bk 11178
Pg 1458-1458
DATE 08/21/09 08:41:23
Filing Fee \$13.00
Documentary Tax \$0.00
State of Oklahoma
County of Oklahoma
County Clerk
Carolynn Caudill

COUNTY TREASURER'S CERTIFICATE TAX DEED

WHEREAS, Mac's Investment, LLC, on the 19 day of August, 20 09, produced to the undersigned Forrest "Butch" Freeman, treasurer of the County of Oklahoma, in the State of Oklahoma, a certificate of purchase in writing bearing the date of the 2nd day of October, 2006, signed by Forrest "Butch" Freeman, who at the last mentioned date was Treasurer of said County, from which it appears that Mac's Investment, LLC did on the 2nd day of October, 2006 purchase at public auction at the office of the County Treasurer in the Court House in said County, the tract, parcel or lot of land lastly in this indenture described, and which tract, parcel or lot was sold to Mac's Investment, LLC for the sum of 78.82, being the amount due on the following tract or lot of land, returning delinquent for non-payment of taxes, costs and charges for the year 2005, to-wit:

Certificate # 04048-06

Legal Description: Lots 25 & 26, Block 101, Stockyards Fourth Addition, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Tax Deed # 26 143 Account # 10-314-0720

and it appearing that the said Mac's Investment, LLC is the legal owner of said certificate of purchase, and the time fixed by law for redeeming the land therein described having now expired and the same not having been redeemed as provided by law and the said Mac's Investment, LLC having demanded a deed for the tract of land mentioned in said certificate, for the amount due thereon for taxes, costs, and charges, as above specified, and it appearing that said lands were legally liable for taxation and had been duly assessed and properly charged on the tax book or duplicate for the year 2005, and that said lands had been legally advertised for sale for said taxes and were sold on the 2nd day of October, 2006.

Now, therefore, this indenture, made this 19 day of August, 20 09, between the State of Oklahoma, by Forrest "Butch" Freeman, the Treasurer of said County, of the first part and the said

Mac's Investment, LLC, of the second part.

WITNESSETH, that the said party of the first part, for and in consideration of the premises and the sum of One Dollar in hand paid, hath granted, bargained and sold, and by these presents doth grant, bargain, sell and convey to the party of the second part, his/her/their heirs and assigns forever, the tract or parcel of land mentioned in said certificate and described as follows, to-wit:

Certificate # 04048-06

Legal Description: Lots 25 & 26, Block 101, Stockyards Fourth Addition, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Tax Deed # 26 143 Account # 10-314-0720

to have and to hold said mentioned tract or parcel of land with the appurtenances thereunto belonging, to the said party of the second part, his/her/their heirs and assigns forever, in as full and ample manner as the Treasurer of said County is empowered by law to sell the same.

In Testimony Whereof, the said Forrest "Butch" Freeman, Treasurer of said County of Oklahoma, has hereunto set his hand and seal on the day and year aforesaid.

ATTEST:

(SEAL)

By Forrest "Butch" Freeman State of Oklahoma
County Treasurer
of Oklahoma County

EXEMPTION DOCUMENTARY STAMP TAX O.S. TITLE 68, ARTICLE 32, SECTION 3202, PAR 5

ACKNOWLEDGEMENT

STATE OF OKLAHOMA, Oklahoma County, ss.

Before me, MELISSA BATTAGLIA, a Notary Public in and for said County and State on

this 19 day of August, 20 09, personally appeared Forrest "Butch" Freeman to me known to be the County Treasurer of said County and the identical person who executed the within and foregoing instrument, and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposed therein set forth.

In Witness Whereof, I have hereunto set my hand and official seal the day and year last above written.



Commission expires: 15 August 2010

of Oklahoma County

Notary Public

INDIVIDUAL CERTIFICATE DEED



When Recorded Return to:

MAC'S INVESTMENTS, LLC
2216 SW 9TH
OKLAHOMA CITY, OKLAHOMA 73108

COUNTY TREASURER'S
RESALE DEED
(Individual)



20110815010721550
08/15/2011 11:24:36 AM
Bk:RE11654 Pg:824 Pgs:2 DEED
State of Oklahoma
County of Oklahoma
Oklahoma County Clerk
Carolynn Caudill

WHEREAS, Forrest "Butch" Freeman, County Treasurer of Oklahoma County, State of Oklahoma, on the 14th day of June, 2011, sold separately and singly, in the manner provided by law, at tax resale and CANDY WALLACE bid in for MAC'S INVESTMENTS, LLC the real estate hereinafter described, and

WHEREAS, all proceedings, notices and duties provided, required and imposed by law prerequisite to the vesting of authority in said County Treasurer to execute this resale deed have been followed, given, complied with and performed, and,

WHEREAS, the said Forrest "Butch" Freeman, County Treasurer, is now by law vested with the power and authority to execute this resale deed,

NOW, THEREFORE, this indenture, made this 14th day of June, 2011, between the State of Oklahoma, by Forrest "Butch" Freeman, the County Treasurer of Oklahoma County, of the first part, and MAC'S INVESTMENTS, LLC, of the second part, witnesseth, that the said party of the first part for and in consideration of the premises and the total sum paid, to-wit:

ONE THOUSAND ONE HUNDRED TWENTY FIVE AND 67/100 DOLLARS (\$1,125.67),

hath granted, bargained and sold, and by these presents doth grant, bargain, sell and convey to the said party of the second part, his (or her) heirs, successors, executors, administrators and assigns, forever, the following separately described tracts, parcels, or lots of land so sold separately and singly for the amount bid in the total sum set opposite each, all of said tracts, parcels, or lots of land being located in Oklahoma County, Oklahoma, to-wit:

Description

Account Number: 10-314-0850

City: OKLAHOMA CITY

Addition Name: STOCKYARDS FOURTH

Lot: 030 Block: 101

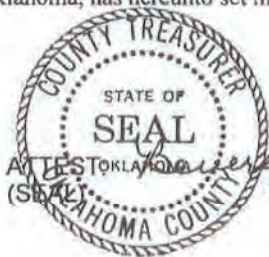
Legal Description:

Bid Amount: \$1,125.67

EXEMPTION DOCUMENTARY STAMP TAX O.S. TITLE 68, ARTICLE 32, SECTION 3202, PAR 5

To have and to hold said tracts and parcels of land, with the appurtenances thereto belonging, to said party of the second part, his (or her) heirs, successors, executors, administrators and assigns, forever, in as full and ample manner as the said County Treasurer of said County is empowered by law to sell the same.

In testimony whereof, Forrest "Butch" Freeman, County Treasurer of said County of Oklahoma, State of Oklahoma, has hereunto set his hand and seal the day and year aforesaid.



STATE OF OKLAHOMA

By:

Forrest "Butch" Freeman

County Treasurer

12/15

ACKNOWLEDGMENT

STATE OF OKLAHOMA

Oklahoma County

ss:

Before me, the undersigned, a Notary Public within and for the above named County and State, on this 14th day of June, 2011, personally appeared Forrest "Butch" Freeman, to me known to be the County Treasurer of Oklahoma County, Oklahoma, and the identical person who executed the within and foregoing instrument and conveyance of land, and acknowledged to me that he executed the same in his capacity as County Treasurer of Oklahoma County, Oklahoma, as his free and voluntary act and deed as such, and as the free and voluntary act and deed of Oklahoma County, and the State of Oklahoma, for the uses and purposes therein set forth.

Witness my hand and notarial seal the day and year above written.



Notary Public
(Or County Clerk)

My Commission Expires

8/15/14

My Commission Number

06007933

NO.

COUNTY TREASURER'S
RESALE TAX DEED

FROM

OKLAHOMA COUNTY

TO

STATE OF OKLAHOMA

County of Oklahoma

Filed in the Office of the County Clerk

for record this

day of

A.D. 20 at o'clock M.

and recorded in Book of

on Page

County Clerk

By

Deputy

20110615010721550
Filing Fee: \$15.00
Doc. Stamps: \$0.00
06/15/2011 11:24:36 AM
DEED



Doc # 2007110258
Sk 10560
Pg 1246-1272
DATE 07/31/07 15:02:22
Filing Fee \$25.00
Documentary Tax \$0.00
State of Oklahoma
County of Oklahoma
Oklahoma County Clerk
Carolynn Caudill

QUIT CLAIM DEED

Barney U. Brown and Virginia Martin Brown, husband and wife, (hereinafter called "Grantors"), for and in consideration of the sum of One Dollar (\$1.00) cash in hand paid and other good and valuable considerations, receipt of which are hereby acknowledged, do hereby quit claim, grant, bargain, sell and convey to **Mac's Investments, L.L.C.**, an Oklahoma limited liability company, Attn: Barney U. Brown, Manager, Post Office Box 82337, Oklahoma City, Oklahoma 73148 (hereinafter called "Grantee"), all of Grantors' right, title, interest, estate and every claim and demand, both at law and in equity, in and to the real property located in **Oklahoma County, State of Oklahoma** (the "Property"), as more particularly described on Exhibit A attached hereto, together with all and singular the hereditaments and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the Property with all the rights, privileges and appurtenances thereunto belonging unto Grantee, and its successors and assigns forever, so that neither the Grantors nor any person in Grantors' name and behalf shall or will hereafter grant or demand any right or title to the Property or any part thereof; but they and every one of them shall, by these presents, be excluded and forever barred.

Executed and effective as of July 30, 2007.


Barney U. Brown


Virginia Martin Brown

EXEMPT DOCUMENTARY STAMP
TAX, O.S. TITLE 68, ARTICLE 32,
SECTION 3202, PARAGRAPH 4

cc
Return to:
Randall D. Mock
Fourteenth Floor
Two Leadership Square
211 North Robinson
Oklahoma City, OK 73102

Mail Tax Strmts to:
Mac's Investments, L.L.C.
Barney U. Brown, Manager
Post Office Box 82337
Oklahoma City, OK 73148

G:\DOCS\RDM\Brown, BU\Investments\QCD-Olda.wpd

2/25

STATE OF OKLAHOMA)
)
COUNTY OF OKLAHOMA) ss.

This instrument was acknowledged before me this 30th day of July, 2007, by
Barney U. Brown and Virginia Martin Brown, husband and wife.

My Commission Expires:

(SEAL)



Jerry L. Bzdek
Notary Public

EXHIBIT A

Tract 1:

All of Lot Seven (7) and Lot Eight (8) in Block One (1), in Campbell Terrace Addition to the City of Edmond, Oklahoma County, Oklahoma, according to the recorded plat thereof.

(1204-1206 S. Broadway, Edmond, Oklahoma - Fiesta Cleaners Lease).

Tract 2:

All of Lot Eight (8) in Block One (1) in Campbell Terrace Addition to the City of Edmond, Oklahoma.

(1200 S. Broadway, Edmond, Oklahoma - Fox Collision Lease)

Tract 3:

The West 100 feet of the South 100 feet of Lot One (1), Winn's Meridian Addition to Oklahoma City, Oklahoma, according to the recorded plat thereof; the North 25 feet of Lot One (1) and the South 25 feet of Lot Two (2), Winn's Meridian Addition to Oklahoma City, Oklahoma, according to the recorded plat thereof; the East 47.81 feet of the South 100 feet of Lot One (1), Winn's Meridian Addition to Oklahoma City, Oklahoma, according to the recorded plat thereof.

(4421 N.W. 23rd, Oklahoma City, Oklahoma - Jiffy Lube Lease)

Tract 4/5:

Lots One (1) through Nine (9), of Block Sixteen (16), in STOCKYARDS ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

(1401 S. Agnew, Oklahoma City, Oklahoma - Cattlemen's Liquor Store Lease/2400 S.W. 13th, Oklahoma City, Oklahoma - Auto Repair Shop)

Tract 6:

Part of the Southwest Quarter (SW/4) of Section Twenty-One (21), Township Twelve (12) North, Range Four (4) West, more particularly described as follows: Beginning at the Southwest Corner of the Southwest Quarter (SW/4) of said Section for a point or place of beginning, thence North 200 feet; thence East 200 feet; thence South 200 feet; thence West 200 feet to the point or place of beginning.

(7021 N.W. 23rd, Oklahoma City, Oklahoma - Firestone Lease)

Tract 8:

All of Lots Eighteen (18), Nineteen (19), Twenty (20), Twenty-One (21) and Twenty-Two (22) in Block One Hundred One (101), FOURTH STOCKYARDS ADDITION to Oklahoma City, Oklahoma, according to the recorded plat thereof.

(918 S. Agnew, Parking Lot, Oklahoma City, Oklahoma - Alba Welding)

Tract 9:

All of Lots One (1) through Ten (10) and all of Lots Thirteen (13) through Seventeen (17), Block One Hundred One (101) in FOURTH STOCK YARDS ADDITION to Oklahoma City according to the recorded plat thereof.

(904 S. Agnew, Oklahoma City, Oklahoma - Marcy Service Center)

Tract 12/13:

A part of the Northeast Quarter (NE/4) of Section Six (6), Township Eleven (11) North, Range Four (4) West, I.M., Oklahoma County, Oklahoma, more particularly described as follows:

COMMENCING at the Southeast corner of the Northeast Quarter (NE/4) of said Section Six (6); thence North $89^{\circ}27'19''$ West along the South line of said Northeast Quarter (NE/4) a distance of 979.82 feet to point of beginning; thence continuing North $89^{\circ}27'19''$ West along the South line of said Northeast Quarter (NE/4) a distance of 145.0 feet; thence North $0^{\circ}40'24''$ West a distance of 340.0 feet; thence South $89^{\circ}27'19''$ East and parallel with the South line of said Northeast Quarter (NE/4) a distance of 145.0 feet; thence South $0^{\circ}40'24''$ East a distance of 340.0 feet to point of beginning. Said described tract contains 1.132 acres, more or less.

(8213 S.W. 8th, Oklahoma City, Oklahoma - B&W Truck Wash).

Tract 14 A/B:

A part of the Southwest Quarter (SW/4) of the Northeast Quarter (NE/4) of Section Six (6), Township Eleven (11) North Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, and more particularly described as follows: Beginning at the Southwest corner of said Northeast Quarter (NE/4); Thence North along the West line of the Northeast Quarter (NE/4) a distance of 976.51 feet to a point in the South right-of-way line of Interstate Highway 40; thence East along the South right-of-way line of Interstate Highway 40 a distance of 1,001.24 feet to a point of beginning; thence East along the South right-of-way of Interstate Highway 40 a distance of 320 feet to a point in the East line of said Southwest Quarter (SW/4) of the Northeast Quarter (NE/4); thence South along said East line of the Southwest Quarter (SW/4) of the Northeast Quarter (NE/4) a distance of 500 feet to a point; thence West and parallel to the South right-of-way line of Interstate Highway 40 a distance of 320 feet to a point; thence North and parallel to the East line of the Southwest Quarter (SW/4) of the Northeast Quarter (NE/4) a distance of 500 feet to the point of beginning.

(8236 W. I-40 at Council Road, Oklahoma City, Oklahoma - Excel Machinery LTD and Majors Used Trucks)

Tract 15 A/B:

A part of the East Half (E/2) of the Northeast Quarter (NE/4) of Section Six (6), Township Eleven (11) North, Range Four (4) West, I.M., Oklahoma County, Oklahoma, more particularly described as follows:

Commencing at the Southeast corner of the Northeast Quarter (NE/4) of said Section Six (6); thence North 89°27'19" West along the South line of said Northeast Quarter (NE/4) a distance 979.82 feet; thence North 0°40'24" West a distance 657.7 feet to the point of beginning; thence continuing North 0°40'24" West a distance of 344.0 feet to a point on the South right-of-way line of Interstate Highway No. 40; thence South 89°41'20" West along said South right-of-way a distance of 339.76 feet to a point on the West line of the East Half (E/2) of said Northeast Quarter (NE/4); thence South 0°40'40" East along the West line of the East Half (E/2) of said Northeast Quarter (NE/4) a distance of 344.0 feet; thence North 89°41'20" East a distance of 339.74 feet to the point or place of beginning. Said described tract contains 2.663 acres, more or less.

(8200 W. I-40 Service Road, Oklahoma City, Oklahoma - Econo Lodge)

Tract 17:

Part of the Northeast Quarter (NE/4) Section Thirty (30), Township Thirteen (13) North, Range Two (2) West, of the Indian Meridian, more particularly described as follows:

Beginning at a point 569.04 feet West and 333.76 feet South of the Northeast corner of said Northeast Quarter (NE/4) said point being on the Westerly right of way line of Interstate Highway 35; thence southerly on the arc of a curve to the left having a radius of 1,020.93 feet and on the westerly right of way line of Interstate Highway 35 for a distance of 176.84 feet; thence South 89°25'17" West a distance of 200.00 feet; thence North 00°34'43" West a distance of 175.00 feet; thence North 89°25'17" East a distance of 223.88 feet to the point of beginning.

[I-35 & Hefner Road (corner), Oklahoma City, Oklahoma - Corner - Vacant - Phillips Property South of Frontier City]

Tract 20:

Lots Twenty-three (23) and Twenty-four (24) and the South Half (S/2) of vacated alley, Block One Hundred One (101), Fourth Stockyards Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

(Lots 23, 24, 9th & Agnew, Stockyards, Oklahoma City, Oklahoma - Vacant)

Tract 21:

A part of the Southeast Quarter (SE/4) of Section Two (2), Township Thirteen (13) North, Range Three (3) West, I.M., to the City of Edmond, Oklahoma County, Oklahoma, more particularly described as follows:

Commencing at the Southwest corner of Lot Five (5), Block Thirteen (13), ELWOOD HEIGHTS ADDITION, SECTION 5, according to the recorded plat thereof, thence North 89°14'56" West for a distance of 96.42' TO THE POINT OR PLACE OF BEGINNING, thence North 0°12'18" East for a distance of 92.00 feet, thence North 89°14'56" West for a distance of 222.67 feet to a point on the easterly right of way line of Broadway Extension, thence Southwesterly along said right of way line the same being a curve to the right whose tangent bears South 11°53'38" West and having a radius of 1943.00 feet for a distance of 94.25 feet, thence South 89°14'57" East for a distance of 244.00 feet TO THE POINT OR PLACE OF BEGINNING. Said described tract contains 21,429.78 square feet.

(3024 S. Broadway, Edmond, Oklahoma - American Capital Group - Valvoline)

Tract 22:

All of Lot Ten (10) in Block Two (2) in Oklahoma Industrial Park, to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

(2300 S.E. 15th, Oklahoma City, Oklahoma - Master Halco Warehouse)

Tract 23:

All of Government Lot Three (3) in the Northwest Quarter (NW/4) of Section Twenty-Eight (28), Township Twelve (12) North, Range Two (2) West of the Indian Meridian in Oklahoma County, Oklahoma, according to the government survey thereof.

(N.E. 23rd & Sooner Road, Midwest City, Oklahoma - Crosby Construction)

Tract 24:

All of Lots Five (5), Six (6) and Seven (7) in Block Twenty Five (25), in Stockyards Addition to Oklahoma City, Oklahoma County, State of Oklahoma, according to the recorded plat thereof.

(1912 S.W. 14th, Oklahoma City, Oklahoma - Celebration Ministries)

Tract 25:

Lots Thirty-One (31) and Thirty-Two (32) in Block One Hundred One (101) of Stockyards Fourth Addition to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof, together with the South 10 feet of the now vacated alley adjoining said Lots along their Northern boundary as established by Case #CJ-85-4779.

(2201/2203 S.W. 9th, Oklahoma City, Oklahoma - Vacant)

Tract 26:

Lot Two (2), in Block Three (3), in MATHEWS MEADOW LAWN, an Addition to Oklahoma City, Oklahoma County, according to recorded plat thereof.

(3928 E. Reno, Midwest City, Oklahoma - Penny Overhead Door)

Superior Truck Driving Academy LLC

940 S Agnew Ave OKC, OK 73108

LEGAL DESCRIPTION:

STOCKYARDS FOURTH 101 000 LOTS 1 THRU 10 & LOTS 13 THRU 17

STOCKYARDS FOURTH 101 000 LOTS 18 THRU 22

STOCKYARDS FOURTH 101 000 LOTS 23 & 24 & S/2 OF VACATED ALLEY ADJ SD LTS

STOCKYARDS FOURTH 101 000 LOTS 25 & 26

STOCKYARDS FOURTH 101 000 LOTS 27 & 28

STOCKYARDS FOURTH 101 029

STOCKYARDS FOURTH 101 030

STOCKYARDS FOURTH 101 000 LOTS 31 & 32

LETTER OF AUTHORIZATION

I, Ryan Johnston or,
Property Owner of Record

_____, authorize,
Agent of the Property Owner of Record and Title
Adam Taylor
Designated Representative

to make application for municipal approvals and do all things necessary for the advancement of such application with respect to the property at the following location:

SP-615

Address and/or County Assessor account number and County Name

By: al zh
Signature

Title: _____
Manager / Proprietor

Date: 4/10/26
MM/DD/YYYY

Larry Stein Oklahoma County Assessor's Office



Ownership Radius Report

This Official Report is for Account Number **R103140450** and is a **300-foot** radius from the outside of the polygon.

DIGITAL COPIES ARE NOT PROVIDED BY THIS OFFICE.

If the minimum number of different owners was not reached from the initial search the radius for this report was extended by 100-foot increments until the required number of different owners is included, or the maximum distance has been met. This report does not constitute a legal survey or document. Definitive descriptions of real property and ownership can be obtained from the official recorded documents in the Oklahoma County Clerk's Office.

The Official Certified Radius Report will expire 30 days from the date of creation stamp and seal.

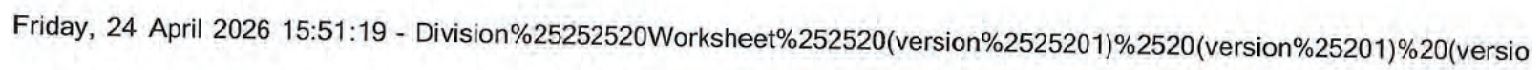
If you need a digital reproduction of this report, please call the mapping department of the Assessor's office for instructions on how to use the website.

STATE OF OKLAHOMA } ss:
COUNTY OF OKLA.

I, the duly elected, qualified and acting
County Assessor, in and for the County
and State aforesaid, do hereby certify that
the within and foregoing is a full, true and
complete copy of Boeft Radius Report
located in the office of the County Assessor
on the 24th day of April, 2026
24th day of April, 2026
by my hand and official seal this

County Assessor

Tyler Franklin Deputy



Oklahoma County Assessor's
300ft Radius Report
4/24/2026

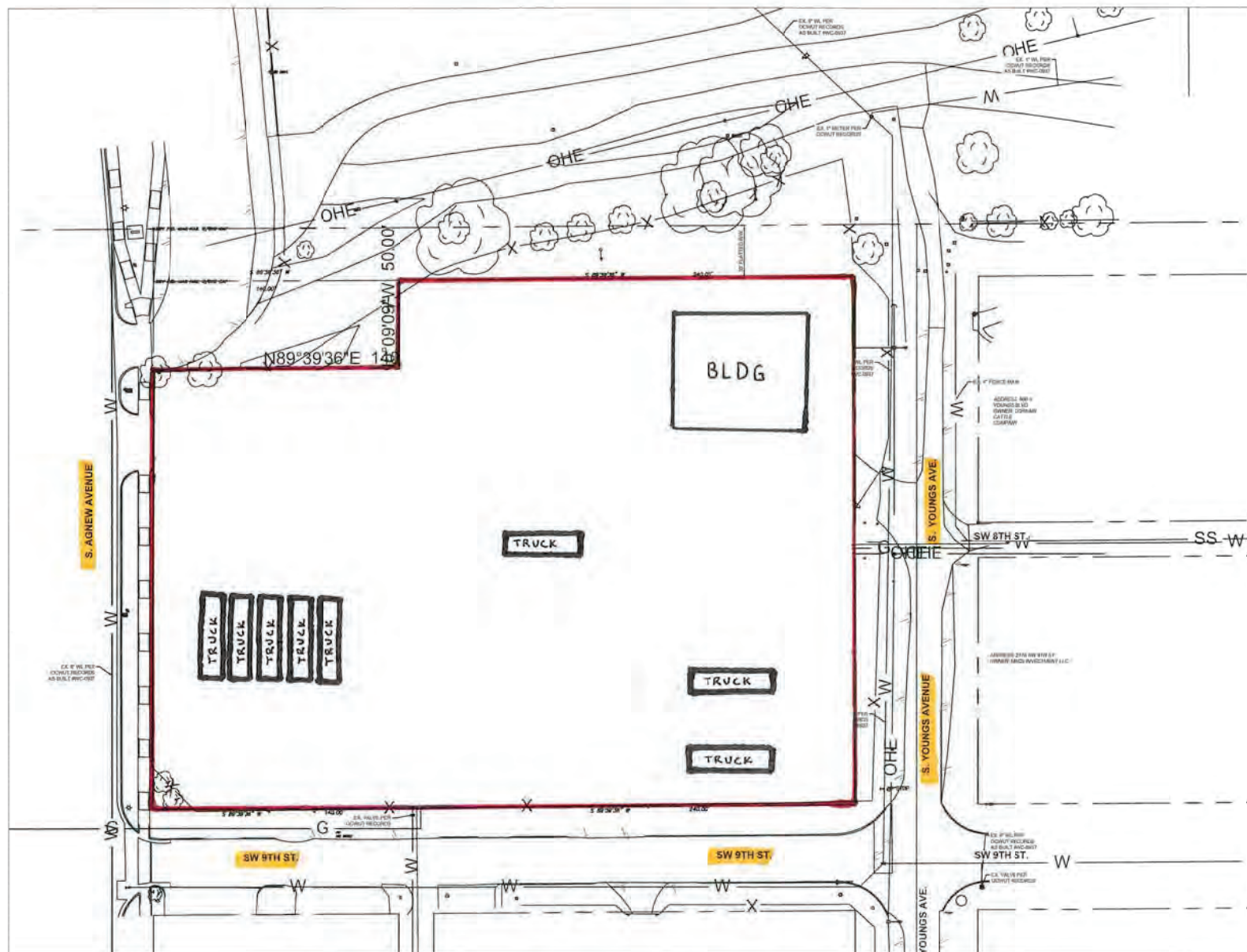
R261068501	OKLA NATL STOCKYARD CO	107 LIVESTOCK EXCHANGE BLDG	PO BOX 83228	OKLAHOMA CITY	OK	73148-1228	GREELEY TOWNSHIP	0	0	GREELEY TOWNSHIP 000 000 UNPLTD PT SEC 6 CONT 3977028.20SQ FT IN SW4 526564.20SQ FT IN SE4 55713.4SQ FT IN NW4 FOR A TOTAL OF 4559108.6SQ FT EX PARCEL #1 IN SE4 SD PARCEL BEG 414FT E & 1113FT N OF SW/C SE4 & BEING 60FT N&S BY 250FT E&W & EX PARCEL #3 SD PARCEL BEG 414FT E & 1873FT N OF SW/C SE4 BEING 60FT N&S BY 250FT E&W & EX TR IN SW4 SD TR BEG 202.5FT N OF SW/C E350FT N130.5FT W350FT S130.5FT TO BEG EX 2.39ACRS BEG 1173FT N & 2007.3FT E SW/C SW4 & EX 1.06ACRS BEG 580.18FT E OF SW/C SW4 & EX A .87ACR TR BEG 1175FT E & 3.32FT N OF NW/C SW4 & EX A TR CONT .101ACRS BEG 780.18FT E & 204FT N OF SW/C SW4 & EX BEG 33FT N & 50FT E OF SW/C SW4 TH N169.50FT E300FT N130.50FT E230.18FTS300FT W530.18FT TO BEG & EX 2.323ACRS BEG 20FT W OF SW/CLT 1 BLK 110 STOCKYARDS 4TH ADDN SUBJ TO ESMTS OF RECORD	2401 EXCHANGE AVE UNINCORPORATED
R103140800	MACS INVESTMENT LLC		6608 N WESTERN AVE, Unit 522	OKLAHOMA CITY	OK	73116	STOCKYARDS FOURTH	101	29	STOCKYARDS FOURTH 101 029	2207 SW 9TH ST OKLAHOMA CITY
R103143200	KOGER LAVONNA R		1007 S AGNEW AVE	OKLAHOMA CITY	OK	73108	STOCKYARDS FOURTH	105	0	STOCKYARDS FOURTH 105 000 LOTS 4 & 5	1007 S AGNEW AVE OKLAHOMA CITY
R103140850	MACS INVESTMENTS LLC		6608 N WESTERN AVE, Unit 522	OKLAHOMA CITY	OK	73116	STOCKYARDS FOURTH	101	30	STOCKYARDS FOURTH 101 030	2205 SW 9TH ST OKLAHOMA CITY
R103140900	MACS INVESTMENT LLC	ATTN BARNEY U BROWN MANAGER	6608 N WESTERN AVE, Unit 522	OKLAHOMA CITY	OK	73116	STOCKYARDS FOURTH	101	0	STOCKYARDS FOURTH 101 000 LOTS 31 & 32	0 UNKNOWN OKLAHOMA CITY
R261065550	OKLA NATIONAL STOCKYARDS CO	107 LIVESTOCK EXCH BLDG	PO BOX 83228	OKLAHOMA CITY	OK	73148-1228	GREELEY TOWNSHIP	0	0	GREELEY TOWNSHIP 000 000 PT OF SW4 SEC 6 11N 3W GCVT LOT 5 OF SW4	801 S AGNEW AVE UNINCORPORATED
R103143250	KOGER LAVONNA R		1007 S AGNEW AVE	OKLAHOMA CITY	OK	73108	STOCKYARDS FOURTH	0	0	STOCKYARDS FOURTH 000 000 N19FT OF LOT 5 BLK 110 & A TRADJ ON N LYING BETWEEN BLKS 105 & 110	0 UNKNOWN OKLAHOMA CITY

**Oklahoma County Assessor's
300ft Radius Report
4/24/2026**

accountno	name1	name2	name3	mailingaddress1	city	state	zipcode	subname	block	lot	legal	location
R103140450	MACS INVESTMENT LLC	ATTN BARNEY U BROWN MANAGER		6608 N WESTERN AVE, Unit 522	OKLAHOMA CITY	OK	73116	STOCKYARDS FOURTH	101	0	STOCKYARDS FOURTH 101 000 LOTS 18 THRU 22	940 S AGNEW AVE OKLAHOMA CITY
R103140250	MACS INVESTMENT LLC	ATTN BARNEY U BROWN MANAGER		6608 N WESTERN AVE, Unit 522	OKLAHOMA CITY	OK	73116	STOCKYARDS FOURTH	101	0	STOCKYARDS FOURTH 101 000 LOTS 1 THRU 10 & LOTS 13 THRU 17	904 S AGNEW AVE OKLAHOMA CITY
R103140700	MACS NVESTMENTS LLC	ATTN BARNEY U BROWN MANAGER		6608 N WESTERN AVE, Unit 522	OKLAHOMA CITY	OK	73116	STOCKYARDS FOURTH	101	0	STOCKYARDS FOURTH 101 000 LOTS 23 & 24 & S/2 OF VACATED ALLEY ADJ SD LTS	0 UNKNOWN OKLAHOMA CITY
R103140250	MACS INVESTMENT LLC	ATTN BARNEY U BROWN MANAGER		6608 N WESTERN AVE, Unit 522	OKLAHOMA CITY	OK	73116	STOCKYARDS FOURTH	101	0	STOCKYARDS FOURTH 101 000 LOTS 1 THRU 10 & LOTS 13 THRU 17	904 S AGNEW AVE OKLAHOMA CITY
R103143550	FED ROCK PETROLEUM COMPANY			PO BOX 18755	OKLAHOMA CITY	OK	73154-0755	STOCKYARDS FOURTH	106	0	STOCKYARDS FOURTH 106 000 LOTS 11 THRU 15 & ATR LYING BETWEEN LOT 15 BLK 106 LOT 11 BLK 111	1000 S AGNEW AVE OKLAHOMA CITY
R103140720	MACS INVESTMENT LLC			6608 N WESTERN AVE, Unit 522	OKLAHOMA CITY	OK	73116	STOCKYARDS FOURTH	101	0	STOCKYARDS FOURTH 101 000 LOTS 25 & 26	2215 SW 9TH ST OKLAHOMA CITY
R103143450	FED ROCK PETROLEUM CO			PO BOX 22845	OKLAHOMA CITY	OK	73123-1845	STOCKYARDS FOURTH	0	0	STOCKYARDS FOURTH 000 000 LOTS 1 THRU 10 BLK 106 PLUS A TR LYING BETWEEN SD LOTS 1 THRU 10 BLK 106 AND LOTS 1 THRU 10 BLK 111	2216 SW 9TH ST OKLAHOMA CITY
R103140100	CITY OF OKLA CITY			200 N WALKER AVE 2ND FLR	OKLAHOMA CITY	OK	73102	STOCKYARDS FOURTH	100	0	STOCKYARDS FOURTH 100 000 LOT 3 & N 1/2 LOT 4 EXEMPT	0 UNKNOWN OKLAHOMA CITY
R103140150	CITY OF OKLA CITY			200 N WALKER AVE 2ND FLR	OKLAHOMA CITY	OK	73102	STOCKYARDS FOURTH	100	0	STOCKYARDS FOURTH 100 000 S 1/2 LOT 4 ALL LOT 5 EXEMPT	0 UNKNOWN OKLAHOMA CITY
R103140200	GHS&R LLC			PO BOX 82338	OKLAHOMA CITY	OK	73148	STOCKYARDS FOURTH	100	0	STOCKYARDS FOURTH 100 000 LOTS 6 7 & 8	921 S AGNEW AVE OKLAHOMA CITY
R103140050	CITY OF OKLA CITY			200 N WALKER AVE 2ND FLR	OKLAHOMA CITY	OK	73102	STOCKYARDS FOURTH	100	0	STOCKYARDS FOURTH 100 000 LOTS 1 & 2 EXEMPT	0 UNKNOWN OKLAHOMA CITY
R103140750	MACS INVESTMENT LLC			6608 N WESTERN AVE, Unit 522	OKLAHOMA CITY	OK	73116	STOCKYARDS FOURTH	101	0	STOCKYARDS FOURTH 101 000 LOTS 27 & 28	2209 SW 9TH ST OKLAHOMA CITY
R103143100	GBRAN ASSETS LLC			3004 SUNSET LN	OKLAHOMA CITY	OK	73120-2340	STOCKYARDS FOURTH	105	1	STOCKYARDS FOURTH 105 001	1001 S AGNEW AVE OKLAHOMA CITY
R103140325	CITY OF OKLA CITY			200 N WALKER AVE 2ND FLR	OKLAHOMA CITY	OK	73102	STOCKYARDS FOURTH	101	0	STOCKYARDS FOURTH 101 000 LOTS 11 & 12 EXEMPT	0 UNKNOWN OKLAHOMA CITY
R103143150	GBRAN ASSETTS LLC			3004 SUNSET LN	OKLAHOMA CITY	OK	73120-2340	STOCKYARDS FOURTH	105	0	STOCKYARDS FOURTH 105 000 LOTS 2 & 3	1005 S AGNEW AVE OKLAHOMA CITY

Oklahoma County Assessor's
300ft Radius Report
4/24/2026

R261062500	CITY OF OKLA CITY			200 N WALKER AVE 2ND FLR	OKLAHOMA CITY	OK	73102	GREELEY TOWNSHIP	03W	6	GREELEY TOWNSHIP 03W 006 PT OF SEC 6 11N 3W BEG 30FT N AND 1725FT W OF SE/C OF NE4 FOR BEG W113FT TO RIV TH NESTLY ON RIV TO PT DUE N OF BEG TH S TO BEG 6 EXEMPT	0 UNKNOWN UNINCORPORATED
R261063000	CITY OF OKLA CITY			200 N WALKER AVE 2ND FLR	OKLAHOMA CITY	OK	73102	GREELEY TOWNSHIP	03W	6	GREELEY TOWNSHIP 03W 006 PT OF SEC 6 11N 3W BEG 30FT N AND 1700FT W OF SE/C OF NE4 FOR BEG TH W25FT N TO RIV EPT N OF BEG S TO BEG EXEMPT	0 UNKNOWN UNINCORPORATED
R103145800	HELDENBRAND & SON	MANUFACTURING CO		4704 NW 75TH ST	OKLAHOMA CITY	OK	73132	STOCKYARDS FOURTH		111	STOCKYARDS FOURTH 111 000 W5FT LOT 8 & ALL LOTS 9 THRU 15	1012 S AGNEW AVE OKLAHOMA CITY
R103145800	HELDENBRAND & SON	MANUFACTURING CO		4704 NW 75TH ST	OKLAHOMA CITY	OK	73132	STOCKYARDS FOURTH		111	STOCKYARDS FOURTH 111 000 W5FT LOT 8 & ALL LOTS 9 THRU 15	1012 S AGNEW AVE OKLAHOMA CITY
R261062000	CITY OF OKLA CITY			200 N WALKER AVE 2ND FLR	OKLAHOMA CITY	OK	73102	GREELEY TOWNSHIP	03W	6	GREELEY TOWNSHIP 03W 006 PT SEC 6 11N 3W BEG 30FT N & 1630FT W OF SE&C OF NE4 FOR BEG W40FT N TO RIV TH NESTLY TO PT DUE N OF BEG S TO BEG 40FT BY 10FT EXEMPT	0 UNKNOWN UNINCORPORATED
R103145750	HELDENBRAND & SON MANUFACTURING	COMPANY INC		4704 NW 75TH ST	OKLAHOMA CITY	OK	73132	STOCKYARDS FOURTH		111	STOCKYARDS FOURTH 111 000 LOT 7 & E20FT LOT 8	0 UNKNOWN OKLAHOMA CITY
R071981000	CITY OF OKLA CITY			200 N WALKER AVE 2ND FLR	OKLAHOMA CITY	OK	73102	MORRIS AVE ADDN PT OF NE4		0	MORRIS AVE ADDN PT OF NE4 000 000 BLKS 1 2 3 5 6 & 7 EXEMPT	0 UNKNOWN OKLAHOMA CITY
R103145700	HELDENBRAND & SON	MANUFACTURING COMPANY INC		4704 NW 75TH ST	OKLAHOMA CITY	OK	73132	STOCKYARDS FOURTH		111	STOCKYARDS FOURTH 111 000 LOTS 5 & 6	2209 SW 10TH ST OKLAHOMA CITY
R103145500	HILMCO LLC			PO BOX 721677	NORMAN	OK	73070	STOCKYARDS FOURTH		110	STOCKYARDS FOURTH 110 000 LOT 4 & S13.5FT OF LOT 5	1015 S AGNEW AVE OKLAHOMA CITY
R261061500	CITY OF OKLA CITY			200 N WALKER AVE 2ND FLR	OKLAHOMA CITY	OK	73102	GREELEY TOWNSHIP	03W	6	GREELEY TOWNSHIP 03W 006 PT OF SEC 6 11N 3W BEG 30FT N AND 1510FT W OF SE/C OF NE4 BEG W150FT N TO RIV E ALONG RIV TO PT N OF BEG TH S260FT TO BEG APT OF MORRIS AVE ADD EXEMPT	0 UNKNOWN UNINCORPORATED
R071969450	CITY OF OKLA CITY			200 N WALKER AVE 2ND FLR	OKLAHOMA CITY	OK	73102	MORRISVILLE SECOND AMMD		0	MORRISVILLE SECOND AMMD 000 000 BLKS 10 THRU 13 EXEMPT	0 UNKNOWN OKLAHOMA CITY
R103145650	REVIVAL CAPITAL GROUP LLC			PO BOX 82712	OKLAHOMA CITY	OK	73148	STOCKYARDS FOURTH		111	STOCKYARDS FOURTH 111 000 LOTS 3 & 4	2205 SW 10TH ST OKLAHOMA CITY



Caseno	Name 1	Mailing Address	City	State	Zipcode
SP-615	ADAM TAYLOR	940 S AGNEW AVE	OKLAHOMA CITY	OK	73108
SP-615	MAC'S INVESTMENTS, LLC, RYAN JOHNSTON	6608 N WESTERN #522	OKLAHOMA CITY	OK	73116
SP-615	STOCKYARD CITY MAIN ST	PO BOX 82446	OKLAHOMA CITY	OK	73148
SP-615	OKLAHOMA CITY PUBLIC SCHOOLS, SCOTT RANDALL	PO BOX 36609	OKLAHOMA CITY	OK	73136
SP-615	GHS&R LLC	PO Box 82338	OKLAHOMA CITY	OK	73148
SP-615	GIBRAN ASSETTS LLC	3004 SUNSET LN	OKLAHOMA CITY	OK	73120
SP-615	HELDENBRAND & SON MANUFACTURING COMPANY INC	4704 NW 75TH ST	OKLAHOMA CITY	OK	73132
SP-615	HILMCO LLC	PO BOX 721677	NORMAN	OK	73070
SP-615	KOGER LAVONNAR	1007 S AGNEW AVE	OKLAHOMA CITY	OK	73108
SP-615	MACS INVESTMENT LLC ATTN: BARNEY U BROWN MANAGER	6608 N WESTERN AVE, Unit 522	OKLAHOMA CITY	OK	73116
SP-615	MACS INVESTMENT LLC	6608 N WESTERN AVE. Unit 522	OKLAHOMA CITY	OK	73116
SP-615	OKLA NATIONAL STOCK YARDS CO EXCH BLDG 107 LIVESTOCK	PO BOX 83228	OKLAHOMA CITY	OK	73148
SP-615	RED ROCK PETROLEUM CO	PO BOX 22845	OKLAHOMA CITY	OK	73123
SP-615	RED ROCK PETROLEUM COMPANY	PO BOX 18755	OKLAHOMA CITY	OK	73154
SP-615	REVIVAL CAPITAL GROUP LLC	PO BOX 82712	OKLAHOMA CITY	OK	73148

SP-615

NOTICE IS HEREBY GIVEN, that the City Council of Oklahoma City will hold a public hearing on a proposed ordinance, establishing Special Permit No. SP-615 to operate Use Unit 8250.15 Moderate Impact Institutional (Truck Driving School) in the I-2 Moderate Industrial and SYT Stockyards Transitional Development Overlay Districts. A public hearing will be held by the City Council on August 18, 2026. **The City Council meets in the Council Chamber, Third Floor, Municipal Building, 200 North Walker Avenue, Oklahoma City, Oklahoma, beginning at 8:30 a.m.**

Agenda and case materials are available online at <https://okc.primegov.com/public/portal>.

Under the terms of said ordinance, the limits of and boundaries of Special Permit No. SP-615 would be extended to include the following described property:

LEGAL DESCRIPTION:

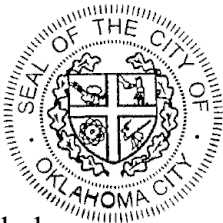
All of Lots 1 thru 10 and Lots 13 thru 32 in Block 101 of FOURTH STOCKYARDS ADDITION to Oklahoma City, Oklahoma County, Oklahoma.

Any person having any interest in the proposed Special Permit may appear before the City Council in the **COUNCIL CHAMBER** on the above date set for hearing and show cause why the proposed Special Permit should or should not be carried out in accordance with said ordinance. Any person may make a written protest by filing the same with the Office of the City Clerk, Second Floor, 200 North Walker Avenue, Oklahoma City, Oklahoma 73102.

Dated this 21st day of July 2026.

SEAL

Amy K. Simpson



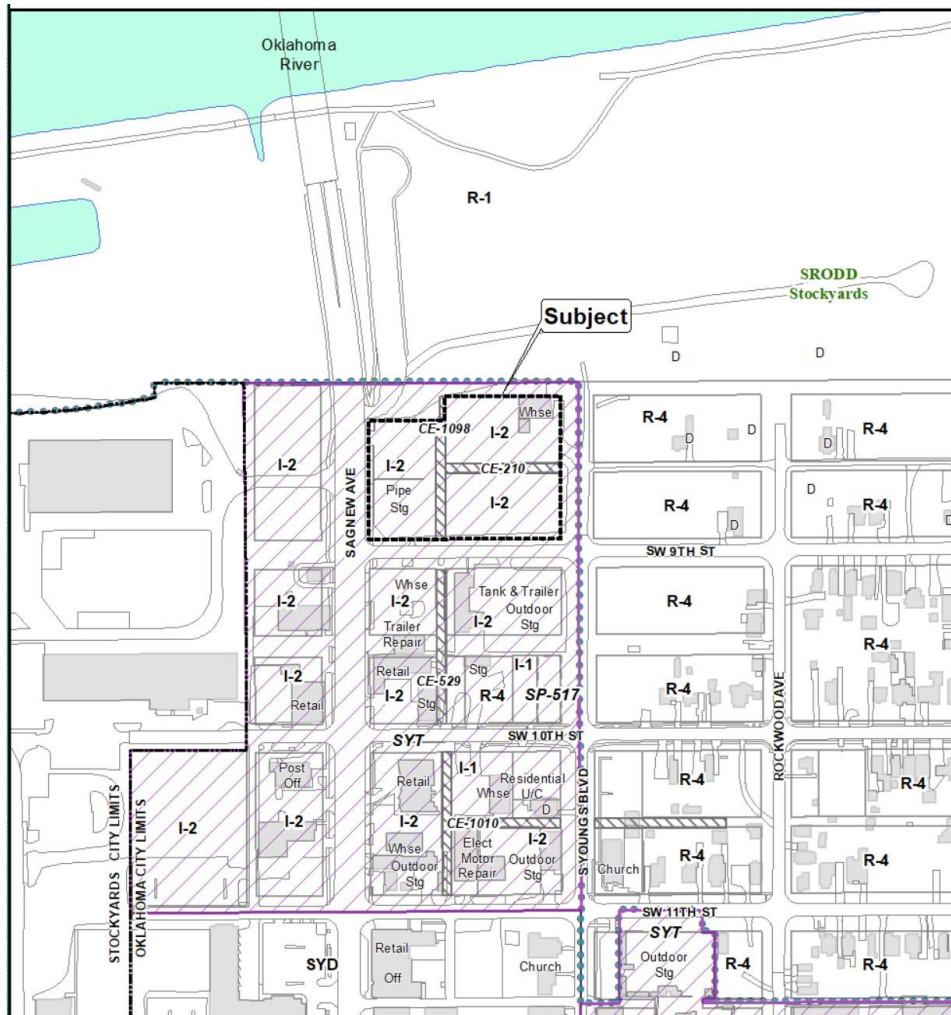
Amy K. Simpson, City Clerk

NOTICE OF REQUEST FOR SPECIAL PERMIT

CASE NUMBER: SP-615

PROPOSED SPECIAL PERMIT USE UNIT: 8250.15 Moderate Impact Institutional (Truck Driving School)

LOCATION OF PROPERTY: 918 South Agnew Avenue



BRIEF DESCRIPTION OF PROPOSED SPECIAL PERMIT:

The purpose of this request is to allow a Truck Driving school.

Should you have any questions or concerns regarding this application please call:

The City of Oklahoma City

Planning Department

420 West Main Street, Suite 910

Oklahoma City, Oklahoma 73102

(405) 297-2623

subdivisionandzoning@okc.gov

FOR PUBLICATION ONLY

CASE NUMBER: SP-615

LOCATION: 918 South Agnew Avenue

NOTICE IS HEREBY GIVEN, that the City Council of Oklahoma City will hold a public hearing on a proposed ordinance, establishing Special Permit No. SP-615 to operate Use Unit 8250.15 Moderate Impact Institutional (Truck Driving School) in the I-2 Moderate Industrial and SYT Stockyards Transitional Development Overlay Districts. A public hearing will be held by the City Council on August 18, 2025. **The City Council meets in the Council Chamber, Third Floor, Municipal Building, 200 North Walker Avenue, Oklahoma City, Oklahoma beginning at 8:30 a.m.**

Agenda and case materials are available online at <https://okc.primegov.com/public/portal>.

Under the terms of said ordinance, the limits of and boundaries of Special Permit No. SP-615 would be extended to include the following described property:

LEGAL DESCRIPTION:

All of Lots 1 thru 10 and Lots 13 thru 32 in Block 101 of FOURTH STOCKYARDS ADDITION to Oklahoma City, Oklahoma County, Oklahoma.

BRIEF DESCRIPTION OF PROPOSED SPECIAL PERMIT:

The purpose of this request is to allow a Truck Driving school.

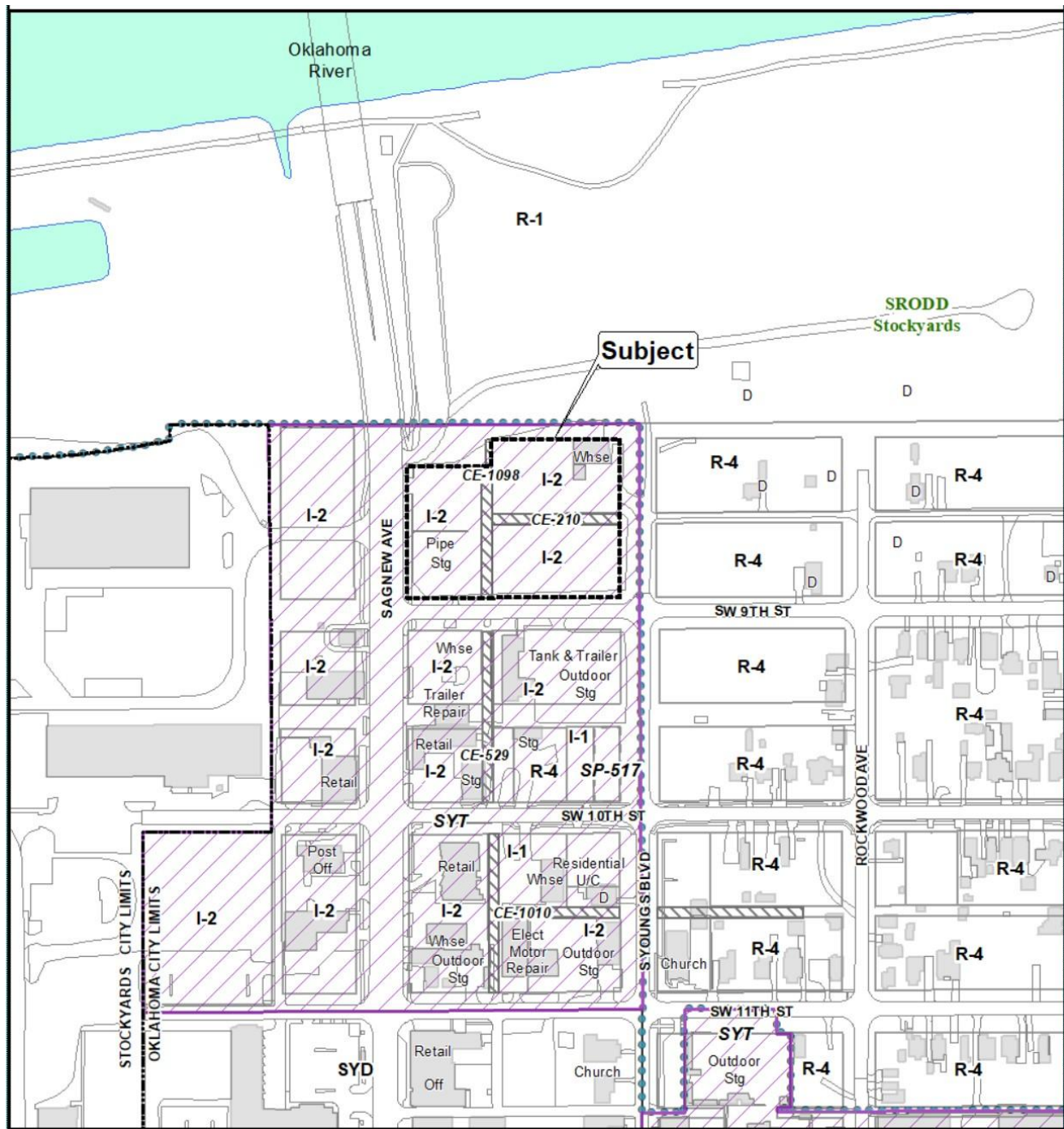
Any person having any interest in the proposed Special Permit may appear before the City Council in the **COUNCIL CHAMBER** on the above date set for hearing and show cause why the proposed Special Permit should or should not be carried out in accordance with said ordinance. Any person may make written protest by filing the same with the Office of the City Clerk, Second Floor, 200 North Walker Avenue, Oklahoma City, Oklahoma 73102.

For further information call (405) 297-2623.

Dated this 21st day of July 2026.

SEAL

Amy K. Simpson, City Clerk



Planning Commission Minutes
June 25, 2026

(The agenda was filed with the City Clerk of The City of Oklahoma City at 7:58 a.m. on June 22, 2026)

9. (SP-615) Application by Mac's Investment, LLC, for a Special Permit to operate Use Unit 8250.15 Moderate Impact Institutional (Truck Driving School) in the I-2 Moderate Industrial and SYT Stockyards Transitional Development Overlay District at 918 South Agnew Avenue. Ward 6.

Amended Technical Evaluation:

1. The on-site parking or storage of Commercial Vehicles shall be limited to no more than ~~five (5)~~ eight (8) and shall be only those which are used for daily operations.
2. Parking is to be designated on the west side of the building along the north fenceline.
3. No vehicle commercial access on Youngs Boulevard.
4. Evergreen trees shall be planted on 25-foot centers along the east boundary.
5. Hours of operations: 7 days a week from 7:00 am to 5:00 pm.

The applicant was present. There were no protesters present.

RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION AS AMENDED.

MOVED BY POWERS, SECONDED BY MEEK

AYES: CLAIR, POWERS, MEEK, PRIVETT, NEWMAN, HARRISON, NOBLE

ABSENT: MILNER, PEVER



STAFF REPORT
The City of Oklahoma City
Planning Commission
June 25, 2026

Item No. IV. 9.

(SP-615) Application by Mac’s Investment, LLC, for a Special Permit to operate Use Unit 8250.15 Moderate Impact Institutional (Truck Driving School) in the I-2 Moderate Industrial and SYT Stockyards Transitional Development Overlay Districts at 918 South Agnew Avenue. Ward 6.

A. GENERAL INFORMATION

1. Contacts

Applicant

Adam Taylor
Superior Truck Driving Academy, LLC
(405) 380-2550

2. Case History

This is a new application.

3. Reason for Request

The purpose of this request is to allow a Truck Driving school.

B. EXISTING CONDITIONS

1. Size of Site: 2.58 Acres

2. School District: Oklahoma City

3. Zoning and Land Use:

	Subject Site	North	East	South	West
Zoning	I-2 / SYT	R-1 / SRODD	R-4 / SYT	I-2 / SYT	I-2 / SYT
Land Use	Truck Driving School	River Park	Undeveloped	Office / Storage	Undeveloped

4. Comprehensive Plan Land Use Typology Area: Urban – Medium (UM)

UM applies to fully urbanized areas of the city, most of which were built prior to the 1960s. Developments are expected to be larger in scale and have greater intensity and mixture of uses than developments found in UL. Development within UM areas should support efficient transit usage and provide pedestrian and bicycle access to retail, services, parks, and other destinations. Priorities for the UM areas include “infill”

developments on vacant lots, rehabilitation of underutilized property, and development that supports revitalization of distressed neighborhoods.

C. GENERAL STANDARDS

The City of Oklahoma City has previously established the process for granting special permit uses. There are certain uses, which, by their nature, do not fit into the normal pattern of zoning district use regulations. The size, area of land required or the effects of these uses cause them to be potentially incompatible with other uses of land within a given zoning district. Therefore, this regulation allows the City Council to authorize these uses to locate within given designated districts under the controls, limitations and regulations of a special permit.

All Special Permit uses shall satisfy the following general standards:

- 1) The proposed use shall conform to the policies of the adopted Comprehensive Plan.
- 2) The proposed use shall not adversely affect the use of the neighboring properties.
- 3) Pedestrian and vehicle traffic generated will not be hazardous or in conflict with the existing and anticipated traffic in the neighborhood.
- 4) Adequate utility, drainage, parking, loading, signs, access, and other necessary public facilities to serve the proposed use shall meet the adopted codes of the City.
- 5) The site shall front or have direct access to a street having adequate right-of-way and improvements to support the traffic generated by the proposed use.
- 6) The City Council may impose specific conditions regarding location, design, and operation to assure safety, to prevent a nuisance, and to control the noxious effects of excessive sound, light, odor, dust, or similar conditions. Such conditions may include:
 - a. A requirement that all machinery and facilities be located within an enclosed building; or
 - b. A requirement that certain areas be screened from view of surrounding neighborhoods; or

- c. A limitation on intensity of lights or hours of operation; or
- d. Similar measures designed to protect the public interest.

D. ADDITIONAL SPECIFIC STANDARDS FOR USE UNIT 8250.15 MODERATE IMPACT INSTITUTIONAL

The following specific standards apply to the proposed use:

- A. The site shall front, or have direct access to, a street meeting design standards for, at least, a collector street.

Access is being taken from South Agnew Avenue, classified as Major Collector, and South Youngs Boulevard, classified as Local.

- B. No off-street parking or loading space shall be located closer than 20 feet to any lot line abutting a residential district.

Parking is not shown on Exhibit B.

- C. Lighted outdoor facilities shall not be located closer than 20 feet to any property line that adjoins a residential use. All lighting shall be arranged so that there will be no annoying glare directed or reflected toward adjacent property.

There are no residential uses abutting this site.

E. REVIEW COMMENTS

The following are comments received for this application from City of Oklahoma City departments/divisions and/or outside agencies.

- 1. Airports:** No objection
- 2. Fire (OCFD):** No objection
- 3. Public Works Department:**
 - a. Traffic Services:** No objection
 - b. Engineering – Storm Sewer Availability:** No objection.
- 4. Utilities:**
 - a. Solid Waste Management:**

- 1) The City cannot provide service, contact private hauler.

b. Water Availability: No objection.

c. Wastewater Availability: No objection

5. Planning Department:

a. Comprehensive Plan Considerations

1) LUTA Development Policies:

Site Design:

- Utilize Best Management Practices (BMP) for stormwater.
- Maintain historical lot and block sizes where possible and appropriate.

The proposed Special Permit would allow the necessary Moderate Impact Institutional use to facilitate a truck driving school on the site. The conceptual plan for the development illustrates the existing building on the northeast portion of the site would remain and the remainder of the site would be utilized for navigation of trucks. National, state, and local permitting require basic best management practices for stormwater management.

Automobile Connectivity:

- Maintain and enhance the connectivity of the street network.
- Protect existing traditional street grid and reconnect it where possible.
- Keep alleys open and functional.

The subject site is located along the east side of South Agnew Avenue, a Major Connector Street in the Urban Low LUTA. The site has additional frontage along SW 9th Street and South Youngs Boulevard, both Neighborhood Streets. A north-south alley and an east-west alley were closed via two separate applications (CE-1098 & CE-210, respectively).

Pedestrian Connectivity:

- Provide sidewalk connections to nearby uses.

Sidewalks are currently available along South Agnew Avenue. Any changes to pedestrian connectivity would be per Code.

- 2) Compatibility:** The comprehensive plan includes a land use compatibility matrix used to identify potential conflicts between major land use categories. The subject site is currently zoned I-2 and located within the Stockyards City Transitional (SYT) Development District. The proposed Special Permit would allow the necessary *Moderate Impact Institutional* use to facilitate a truck driving school on the site with approval of the Special Permit. The conceptual plan for the development illustrates the existing building on the northeast

portion of the site would remain and the remainder of the site would be utilized for navigation of trucks. The site and application can meet the specific standards for the *Moderate Impact Institutional* use.

3) Service Efficiency:

- Water: *Served*
- Sewer: *Fully Served*
- Fire Service: *Urban Response*

4) Transportation System: The subject site is located along the east side of South Agnew Avenue, a Major Connector Street in the Urban Low LUTA. The site has additional frontage along SW 9th Street and South Youngs Boulevard, both Neighborhood Streets. The nearest transit (bus) service is located south of the site along Exchange Avenue. Access to the City trail system is available north of the site, along the Oklahoma River Trail. A street enhancement project has been approved for Stockyards. Phase 1 includes S Agnew, SW 9th Street and S Youngs Blvd.

5) Other Development Related Policies

- Require sidewalks on both sides of all streets in urban LUTAs. (C-7)
- Improve the functionality and efficiency of the street network by:
 - Providing direct connections from residential developments to nearby places and to each other.
 - Providing street and sidewalk stubs to adjacent vacant land in anticipation of future development.
 - Connecting new development to existing street and sidewalk stubs, and to existing trail, open space, and bicycle networks.
 - Reducing block sizes and use of dead-end streets.
 - Maintaining the existing street grid to preserve connectivity and mobility options. (C-11)
- Limit driveways on arterials and collectors and increase connections between uses to improve safety and traffic efficiency. (C-30)
- Share parking between contiguous developments. (C-31)

b. Plan Conformance Considerations

The subject site is located along the east side of South Agnew Avenue, between the Oklahoma River and Exchange Avenue. The site has additional frontage along SW 9th Street and South Youngs Boulevard. The subject site is currently zoned I-2 and located within the Stockyards City Transitional (SYT) Development District. Land to the south, across SW 9th Street, and to the west, across South Agnew Avenue, is zoned I-2 and utilized for office / warehouse and industrial uses, including outdoor storage. East of the site, across South Youngs Boulevard, is zoned R-4 and primarily undeveloped aside from a few residences on the eastern half of the adjacent block. North of the site is a parking area for access to the Oklahoma River Trail. The proposed Special Permit would allow the necessary *Moderate Impact*

Institutional use to facilitate a truck driving school on the site. The conceptual plan for the development illustrates the existing building on the northeast portion of the site would remain and the remainder of the site would be utilized for navigation of trucks.

The subject site is within the Stockyards Transitional District (SYT), an Urban Design District. Changes to the site will require a Certificate of Approval, a process that would not be altered by approval of this Special Permit. While the base zoning district (I-2) would allow auto related uses, including outdoor parking/storage of commercial vehicles, the SYT District does not allow this activity. As the parking/storage of the commercial vehicles/trucks used in the instruction will likely occur on site, staff suggests limiting the number that may be parked on site, and limiting them to only those used in daily operations.

F. STAFF RECOMMENDATION

Staff recommendations are advisory only and do not constitute Planning Commission decisions. Staff recommendations are based on a technical evaluation of information submitted at the time of review. Planning Commission decisions require a vote of five members to approve or deny an item. The Planning Commission may consider in its decision-making process any additional relevant information presented at the public hearing by the public, applicant, and/or City departments.

If approved, subject to the following Technical Evaluation (Condition):

1. The on-site parking or storage of Commercial Vehicles shall be limited to no more than five (5) and shall be only those which are used for daily operations.

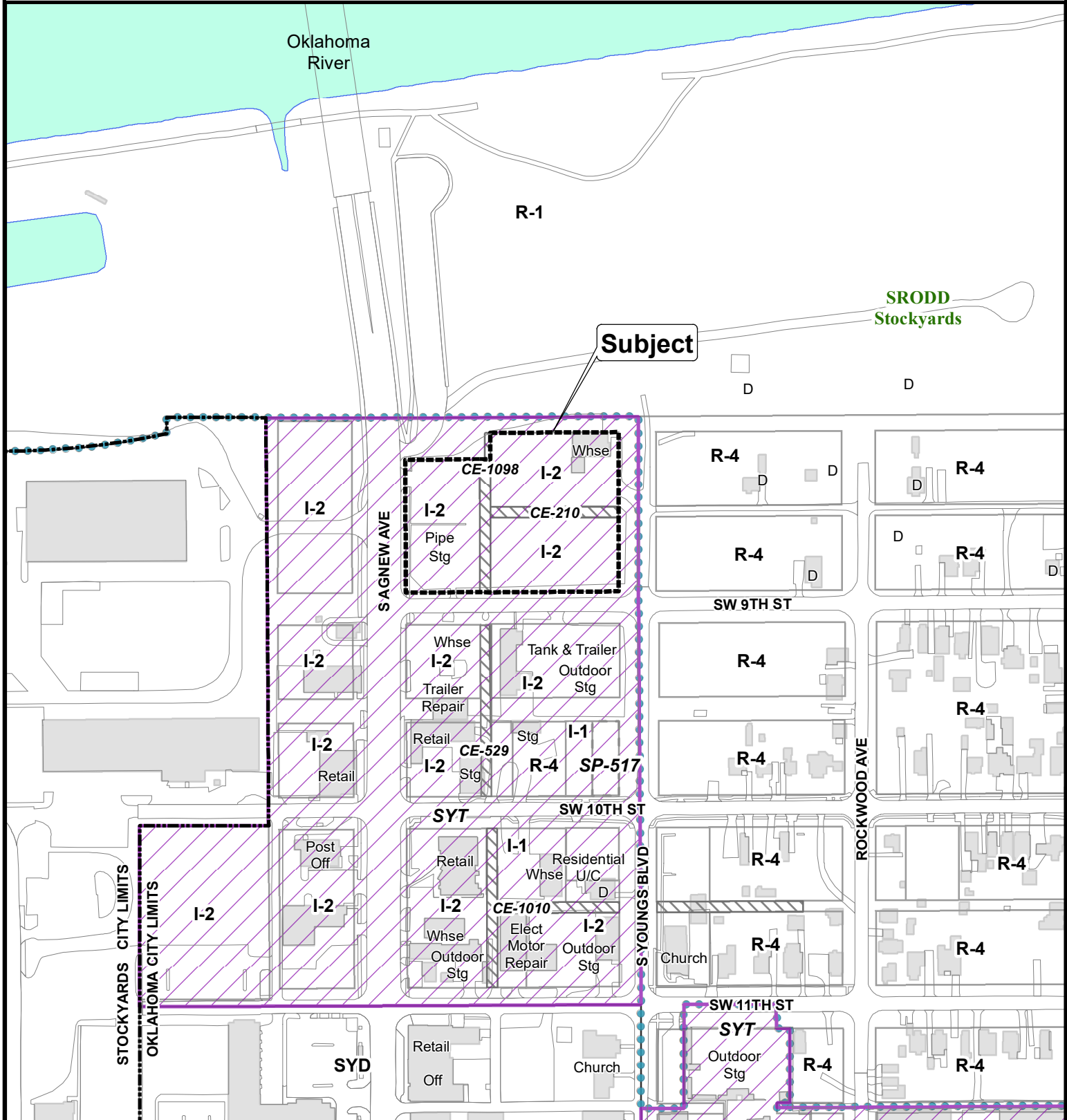
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Applicant: Mac's Investments, LLC

Address: 918 S. Agnew Ave.

Present Zoning: I-2 / SYT

Proposed Use: Truck Driving School



Aerial Photo from 3/2025

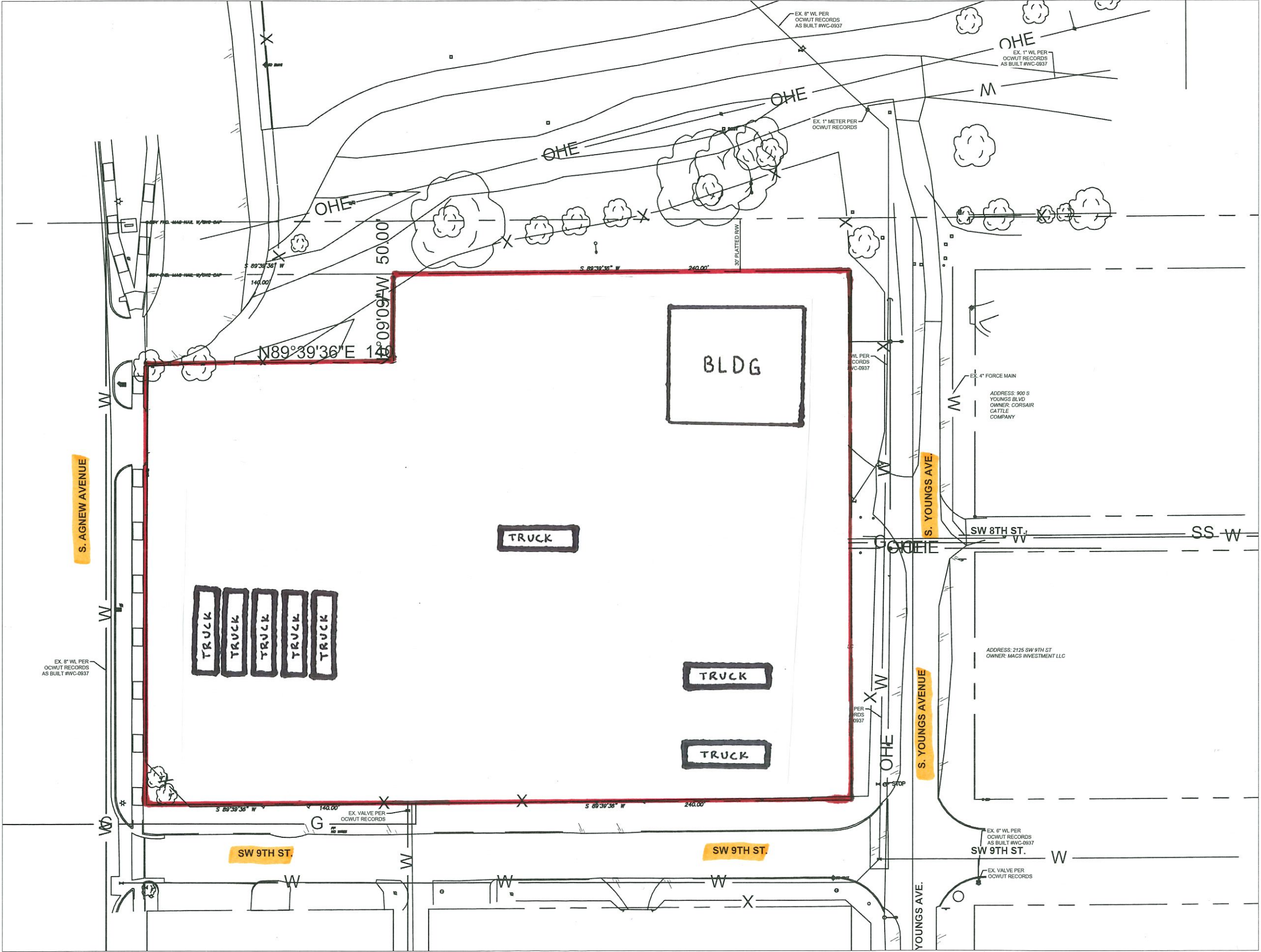
Note: "Subject" is Located approximately 2,321' North of SW 15th St. and 1,542' West of S. Pennsylvania Ave.



Special Permit Application



0 125 250 Feet



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